

MAGNUS
SMART CITY

WHY CHOOSE MAGNUS SMART CITY?

Live smart, invest smarter at Magnus Smart City, Shadnagar where luxury living meets future-ready planning with vastu-compliant plots and 30+ world-class amenities for 75+ proposed Acres, every detail is designed for comfort, convenience, and long-term value. HMDA-approved Phase-1 plots (16.31 acres, 215 plots) ranging from 177.77 sq.yds to 527.45 sq.yds are now open, giving you the perfect opportunity to lock in property value in Hyderabad's fastest-growing zone. Here, you don't just buy land, you buy a lifestyle.

Shadnagar, a fast-growing hub on NH-44, Hyderabad, boasts seamless connectivity and is close to major centers like Microsoft Data Centre, ISRO & NRSC, AdaniConneX Data Center, Elikatta SEZ, Chandanvelly SEZ, Polepally SEZ, Mekaguda SEZ, and RGIA Airport. Residents enjoy easy access to shopping complexes, educational institutions, healthcare facilities, and places of worship. With booming industrial development, expanding infrastructure, and budget-friendly plots, Shadnagar emerges as an ideal destination for living and investment.



THE HEARTBEAT OF
YOUR HOME.
YOUR SIGNATURE
SPACE

FACILITIES INSIDE CLUBHOUSE

1. Spa
2. Mini Theater
3. Guest Rooms
4. Swimming Pool
5. Clinic & Pharmacy
6. Indoor Sports Zone
7. Gymnasium
8. Multipurpose Hall for Events
9. Wellness & Meditation Center
10. Sky Lounge & Rooftop Restaurant
11. Business Center & Co-working Spaces
12. Commercial Space (Shops / Convenience Stores)



INNER WORLD

The Blueprint for a Beautiful Life.

Go beyond the ordinary. We've created a world where every desire is within reach. This isn't just a collection of amenities; it's a living ecosystem designed to foster well-being, community, and joy. This is your life, curated.

13. Direction Board



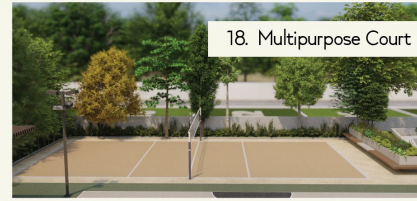
14. Amphitheater



15. Designed Wall



18. Multipurpose Court



28. Reflexology Pathway



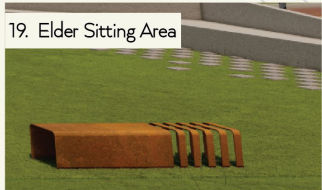
24. Outdoor Fitness Gym



34. Beach Volleyball Court



19. Elder Sitting Area



20. Clock Tower



21. Pickleball Court



22. Pet Friendly Area



23. Walking Path



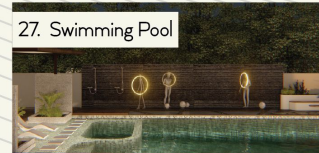
25. Gazebo



26. CCTV Surveillance



27. Swimming Pool



29. Children's Play Area



30. Cricket Net Pitch



31. Basketball Court



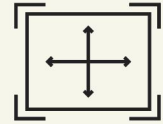
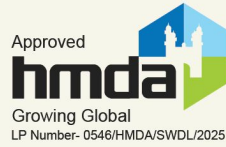
32. EV Charging Station



33. Modern Street Lights



Project Highlights



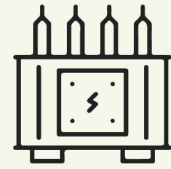
16.31 Acres
Approved



Gated Community
Development



100% Vastu
Complaint



Underground
Electricity



Underground
Drainage



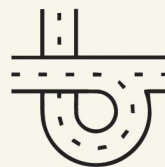
Avenue
Plantation



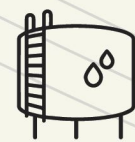
Children's Park
Arena



Storm Water
Drains



60, 33 & 30 ft CC Road
with Kerb Stones.



Overhead
Tank Bund



Lush Green
Compound



Modern
Street Lights



Location Highlights



CONNECTIVITY

Strategic location on the proposed Regional Ring Road (RRR)
 3 minutes to Hyderabad-Bangalore Highway (NH-44)
 5 minutes to Parigi Highway (NH-163)
 5 minutes to Shadnagar Town
 10 minutes to Shadnagar MMTS Railway Station
 10 minutes to Shadnagar Bus Stand
 Metro: Shamshabad Metro Station
 30 minutes to Outer Ring Road (ORR) Junction Exit 16
 35 minutes to Rajiv Gandhi International Airport

INDUSTRIAL & COMMERCIAL

02 minutes to NRSC and ISRO facilities
 05 minutes to NATCO and MSN Labs
 07 minutes to Microsoft Data Centre
 07 minutes to AdaniConneX Datacenter
 07 minutes to Elkatta SEZ
 08 minutes to P&G and Amazon Warehouse
 15 minutes to DLF and LV Prasad Eye Institute
 20 minutes to Chandanvelly SEZ
 25 minutes to Polepally SEZ

SPIRITUAL & WELLNESS CENTERS

Temple within the community
 2 minutes to Rameshwaram Temple
 15 minutes to Kanha Shanthi Vanam
 20 minutes to Chinna Jeeyar Swamy Ashram
 20 minutes to 216 ft Statue of Ramanujacharya

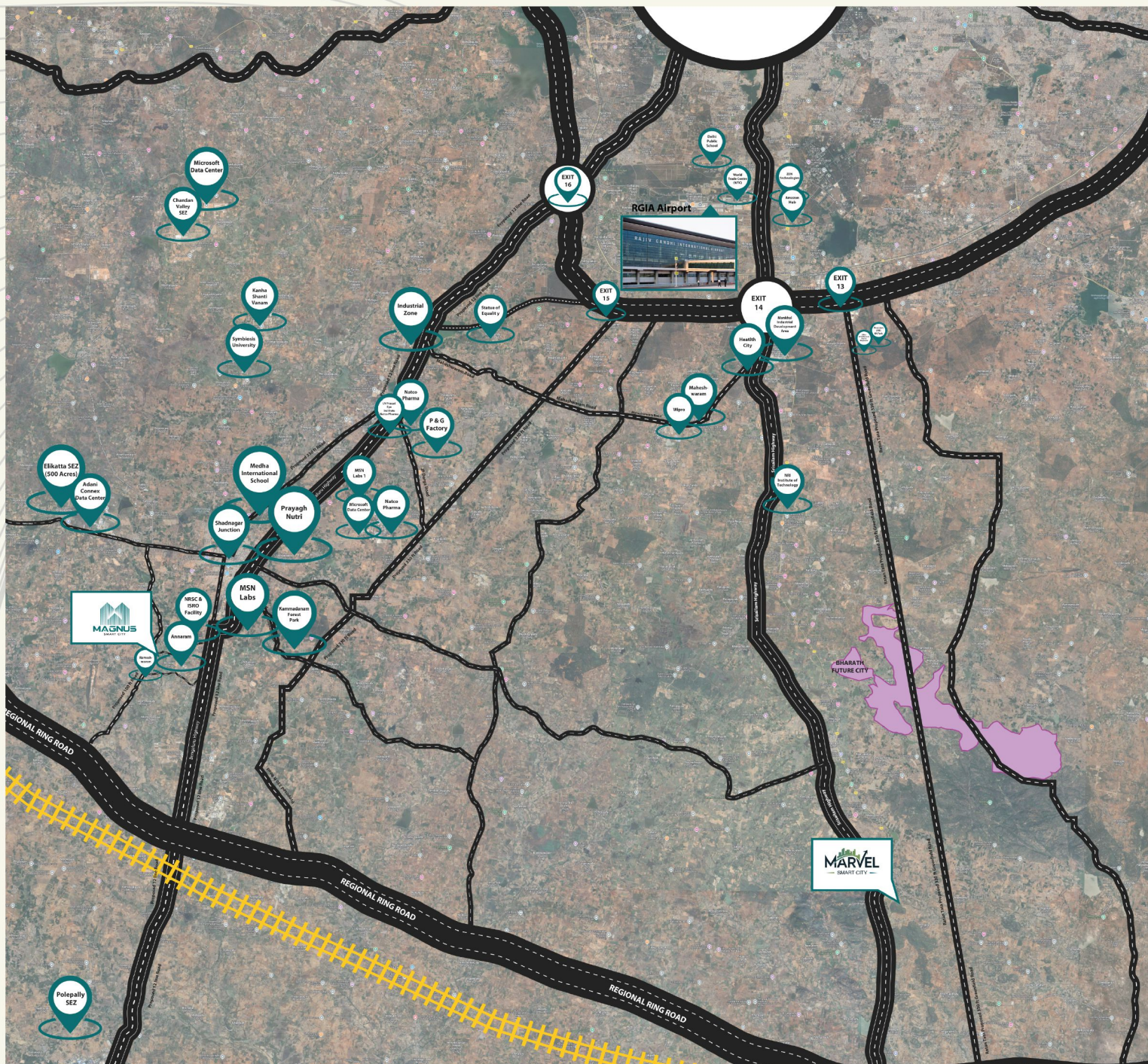
EDUCATIONAL INSTITUTIONS

04 minutes to Vedha Pathashala
 04 minutes to Indian Heights School with International Standards
 06 minutes to The Master Minds International School
 06 minutes to Sri Chaitanya Techno School
 06 minutes to Delhi Public School
 07 minutes to EuroKids Pre-school
 10 minutes to Symbiosis University
 10 minutes to TATA Institute of Social Sciences

HEALTHCARE

05 minutes to Star Kids Children's Hospital
 05 minutes to ABV Multispecialty Hospital
 07 minutes to Sri Varada Neuro Multispecialty Hospital
 07 minutes to Life Care Multispecialty Hospital
 07 minutes to Vijayayothi Multispecialty Hospital
 08 minutes to VIVA HOSPITALS Multispecialty





THE FOUNDATION FOR
A FULFILLING LIFE.

This isn't just a list of features; it's the blueprint for a life of unparalleled comfort and vibrant community.

16.31 ACRES PHASE - I (APPROVED)
ULTRA LUXURY VILLA PLOTS

SCAN FOR LOCATION





 www.mugdharealty.com

LP NUMBER : 0546/HMDA/SWDL/2025.

Office Address :

5th floor, Mugdha realty, Plot # 44, Gachibowli (V, Jayabheri Enclave, II, Serilingampalle (M),
Hyderabad, Telangana 500032

Branch Address :

4th Floor, Guduru Raja Malla Reddy Complex, Opp: Maangalya Shopping Mall,
Vanasthalipuram, Telangana 500070.

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